

# CLASSIFIED ADS

Per Word (each issue) ..... 2c  
Readers, per word..... 2c

### FOR SALE

3-room 2-story house; one of the most attractive homes in Torrance. 1/2 acre in 4070 Tract. Very near production; not leased. \$4250.

### FOR LEASE

Six new store rooms.  
**BABCOCK & JONES**  
Auditorium Bldg. Torrance  
Phone 133-J

### OIL OIL OIL

Large lots between two test wells and not far from Torrance field. Several other wells to start in this section soon. Buy before they drill. You can't see after.  
Lots 50x150. \$450. \$50 down and \$10 per month.

### REDONDO VILLA TRACT E.

J. D. MILLAR REALTY CO.  
M. T. Zuser, Agent.  
TRACT OFFICE:  
Cor. Center and Redondo-Inglewood Blvd.

If you wish our car to call for you, to see these lots, phone Torrance 108-W for appointment.

### SALE-ARMY SHOES-SALE

We have just bought a tremendous stock of Army Munson last shoes to be sold to the public direct. Price \$2.75. These shoes are 100 per cent solid leather with heavy double soles sewed and nailed. The uppers are of heavy tan chrome leather with bellows tongue, thereby making them waterproof. These shoes are selling very fast and we advise you to order at once to insure your order being filled. The sizes are 6 to 11 all widths. Pay Postman on receipt of goods or send money order. Money refunded if shoes are not satisfactory.

### THE U. S. STORES CO.

1441 Broadway, New York City  
M-2-1f

**FOR SALE**—One-half acre, 5-room house, \$3500, \$500 cash, \$25 per month.

One acre, 5-room house, etc., \$5000, easy terms.  
Lots \$675 up, \$10 per month.

### MRS. HAMPTON

P. O. Bldg. Phone 775  
Moneta, Calif. 1t-pd.

### THIS WEEK'S BARGAINS

2 acres on Rose street for \$3500. Southwest corner acre Rose and Cypress, \$4000.  
1 lot on Narbonne, close in, \$1850.  
2 lots on Arizona, one-half block off of Narbonne, \$6500.  
1 acre, north end, \$5000.  
Largest list of real estate in Lomita.

### W. A. TEAGARDEN

1162 Narbonne Avenue  
M-2-1f

**FOR SALE**—Lease on 11 acres of fine farm land. Sandy loam. Already plowed for corn. Including 3 tons of hay, 70 chickens and farming implements, team of horses, harness, wagon, etc. See A. Vassar, first house west of P. E. car line on Ocean Ave.  
M-2-1f

**THREE-ROOM HOUSE**, garage, fruit trees, berries, chicken house and yards, 1 block P. E. cars. All on large oil lot, 100x180 (unleased), located in direct line of production. See us about this. Snedcor, 107 First Natl. Bank Bldg.

**FOR SALE**—350 White Leghorn pullets, laying 75 per cent. W. H. Young and Geo. England strain. Also 2 five hundred brooders.  
M-2-1f

**FOR SALE**—Poorman strain White Plymouth Rock setting eggs, Toulouse geese eggs, goat milk. John H. Getz, R. R. No. 2, Box 296E, corner Amelia and Myler, Torrance, Calif.

**FOR SALE**—Guaranteed Toulouse geese eggs. Also Toulouse geese for breeding and chickens. G. H. Bradford, cor. Amelia and Myler, Keystone, R. D. No. 2  
M1-1f

**FOR SALE**—1 or 2 horses, cheap. C. E. Houts, 2841 E. Chestnut St., Lomita.  
M-2-1f

**FOR SALE**—3 large lots in the Hammerton tract. Also one acre drilling site. Owner.  
H. E. VOORHIES  
441 W. 37th St., L. A. Ph. So. 5130  
M-2-1f-pd.

**SPECIAL SALE**—Pekin or Indian Runner ducks, week old, 25c each. Fraser's Hatchery, Hawthorne Blvd. and New Jersey, Hawthorne, Cal.  
M-2-1f

**FOR SALE**—Span of work horses, wagon, harness. Cheap for cash. A Vassar, first house west of P. E. car line on Ocean Ave.  
M-2-1f

**FOR SALE**—Beautiful reed baby stroller; good condition, \$79. Mrs. B. W. Lungran, 2748 E. Weston St.  
M-1-1f-pd.

**FOR SALE**—Hatching eggs, turkey, Rhode Island Red and White Leghorn. 1528 Pennsylvania Avenue.  
M-1-2f-pd.

**FOR SALE**—Four-room California house, \$150. Inquire S. E. corner 216th St., Grace St., Keystone.  
M-2-1f

**FOR SALE**—Leased and unleased lots in line with oil development. P. G. Snedcor, 107 First National Bank Bldg., Torrance  
F-23-1f

**FOR SALE**—Get your order in now for White Leghorn hatching eggs and baby chicks; good laying strain. Carr Poultry Ranch, 1634 Narbonne av., Lomita.  
D-29-1f

### FOR RENT

**FOR RENT**—5-room house, cor. Normandie and Forbes Sts. Gas, electric lights, etc. Inquire at premises.  
F-23-1f

**HOUSE FOR RENT** in Vista Highlands tract. Inquire G. F. Christopher, Roi Tan Apts.

**FOR LEASE**—Service station, equipped with two five-gallon pumps, lubricating tanks, air compressor, etc. Three-year lease. Houts & Renn, Lomita.  
M-2-1f

### WANTED

**WANTED**—Real Estate. List your properties with the Neill Realty Company.

**WANTED**—Capable young woman to assist with house work and care of two children. Mrs. James A. Post, Torrance.  
M-2-1f

**WANTED**—Wanted, young rabbits and Poultry of all kinds. R. H. Trunnell, 1438 Oak St., Lomita.—tr  
N-24-1f

**WANTED**—Salesman; must be live wire, with wide acquaintance. Real proposition for right man. Dobson Motor Co., 804 E. Anaheim, Wilmington, Calif. Phone 304-W.  
F-16-3f

**IMPROVE YOUR VACANT LOT** by securing a loan in the Anchor Bldg. & Loan Assn., 347 American Ave., Long Beach.  
F-23-1f

**WANTED**—To buy for cash, bargains in houses, building lots and acres in Torrance. Babcock & Jones, Phone 133-J, Auditorium Bldg., Torrance, Calif.  
J-23-1f

**WANTED**—To trade incubator for hens or pigs. 1455 South Narbonne.  
F-23-2f-pd.

**BUNGALOW OWNERS ATTENTION** Wanted to purchase on improved street in Torrance, 5-room modern bungalow. Buyer will pay spot cash. State full particulars and lowest price in reply. Address P. O. Box 758, Torrance. M-2-1f

**LOST AND FOUND**  
LOST—On Narbonne Ave., between Old Red. road and Red. Blvd., Lomita, a sheep skin lined greasy coat. Keys in pocket. H. Hutsler, Tolson Transfer, Torrance.

**MISCELLANEOUS**  
**MONEY TO LOAN**  
We have money to loan at all times for building purposes. No red tape. Anchor Building & Loan Assn., 347 American Ave., Long Beach.  
F-23-1f

**SCATTER SUNSHINE** with Mrs. Street's hand-painted greeting cards. A beautiful Easter line now ready, at 1723 Martini Ave.

**BUILD YOUR HOME**  
We will help you. Anchor Bldg. & Loan Assn., 347 American Ave., Long Beach.  
F-23-1f

**MONEY TO LOAN**—For building homes. See Anchor Building & Loan Assn., 347 American Ave., Long Beach.  
F-23-1f

**MONEY TO LOAN**—On Lomita real estate. See L. J. Hunter. F-9-1f.

**TORRANCE HIGH SCHOOL NOTES**  
The first game of indoor ball this season will be played Wednesday afternoon by the Freshmen and Junior girls. There will probably be more indoor games as well as basketball games later in the season, but because this is the first it will probably prove a very exciting and interesting game.

Present school activity seems to center around baseball, the season opening soon. Coach Mowry urges all who are interested in the game to give it a try. Though no games were won last year, much is expected of the team this season.

The basketball season is over and the next in line is baseball. Last year the team had a hard time in several ways. First, they had to buy suits which cost a great deal of money. Second, it was their first year in baseball. This year they will have their suits, but Shortstop Watson, who is captain this year, and Simpson, who was catcher last year. The first game which is with San Pedro, will not be played until the 30th of April which will give the boys about six weeks of hard practice.

At last baseball season has rolled around for the girls of Torrance High. Last Wednesday they elected their captain, Helen Breitholle. She had a tryout for the position of pitcher during the rest of the period. Those who entered were Geraldine Miller, Gertrude Jentsch, Mary Stapelfelt and Frances Anderson. The official pitcher for the season has not been decided upon.

Isn't electricity wonderful? Now it rings the school bells for us. Pretty soon the jainitor will have nothing to do but operate the buttons and electricity will do the rest. Since the new electrically operated clock has been installed in the office much annoyance is eliminated.

Much excitement was caused in chemistry class last week when Jone Barnett, while performing an experiment, accidentally upset a flask of hot sulphuric acid, which touched her hands, arms and legs, leaving many bad burns.

Dean Hallowell, a freshman of Torrance High, was host to a number of his friends Saturday evening. Interesting games were played for which prizes were given. Mrs. Hallowell taking charge of the entertainment. The refreshments were prepared by Bartlett's Sweet Shop.

**McKINLEY INN NOTES**  
Mrs. May McKinley and son Forrest and all the guests at the Inn have planned a delightful picnic in San Susanna pass for Sunday.

Mr. and Mrs. H. A. Doss, Miss Flora Webb, Mrs. Sophia Webb and Miss Hilda Steinbach of Los Angeles were Mrs. McKinley's guests Wednesday evening, and attended the dance at Redondo Beach.

Mrs. Hazel Pite and Mrs. Zenoba Wallace of San Fernando are guests of Mrs. Edward Lamotte at the McKinley Inn.

Sam Bruyn was a Los Angeles visitor Saturday afternoon and evening.

Mr. and Mrs. Herbert Black have sold their home on North Arlington avenue to twin sisters from Monrovia. The Blacks have purchased a lot on Engracia, in the same neighborhood and will build two houses.

## ZONING NEEDS OF GROWING CITY TOLD

### Building Expert Says Millions Lost By Lack Of Restrictive Laws

That hundreds of millions of dollars are lost annually as a result of the lack of proper zoning laws in municipalities was the statement made recently by Dr. John M. Gries, chief of the division of building and housing of the Department of Commerce, before officials of the bureau of standards, in a talk outlining some of the work his division is doing.

In view of the fact that Torrance is now considering the zoning of the city Dr. Gries' speech is quoted liberally, as follows:

Dr. Gries stated that this vast loss is due to scrapped buildings and depreciated real estate values resulting from the intrusion of undesirable commerce into residential districts. The present situation in many cities Dr. Gries compared to a house in which the bookcase is in the bathroom and the kitchen stove in the parlor. He explained that in some of the better residential districts the value of each house may be reduced \$1000 or more through the construction in that district of a factory or other structure not properly belonging there.

Dr. Gries recommended adequate zoning laws as a preventive, and explained how the division is co-operating with communities all over the country that are preparing zoning regulations. He also stressed the necessity for city planning in municipalities expecting to grow, and stated that the division was preparing data on this subject which will be made available soon.

Figures were given showing the relative importance of the different items of construction costs for a certain house. Of these, labor charges accounted for only 26 per cent; materials cost 29.3 per cent; land, 19 per cent; contractor, 12.6 per cent; financing, 6.7 per cent; architect and real estate fees, 6.4 per cent. These figures show that it is not generally possible to blame one single factor, such as high labor or material costs for high prices of houses. He said that while the daily wage of building tradesmen might seem high to a man employed all the year, they were not necessarily high when the seasonal character of the employment was considered. He said a substantial saving in labor costs could be made if arrangements could be made for employment during a larger part of the year. He also said similar savings in costs of equipment and contractors' overhead could be effected by a more extended building season.

It was pointed out that the building code committee of the department of commerce, appointed by Secretary Hoover, has recently published a report entitled "Recommended Minimum Requirements for Small Dwelling Construction." It covers one and two-family dwellings, with an extensive discussion of the reasons for the requirements and the best types of construction for various purposes. In this connection, many tests were performed at the bureau of standards to determine the strength, fire proofness and other qualities of different types of building construction. The bureau having made available for that purpose a huge testing machine in which full size sections of walls can be crushed to determine their strength, and a furnace in which their resistance to fire can be tested.

The plumbing code committee is making out a report dealing with the rules and regulations necessary for plumbing equipment. Many of these are based on tests which have been made on plumbing equipment at the bureau of standards, and are expected to make possible substantial economies as compared with many of the regulations in effect.

### Star Automobile Is Making Many Friends

"The only thing that puzzles me is how they can give so much for the money," said Mr. Gipe, agent for Torrance for the Star automobile, "and my only worry is that I fear the manufacturers will decide their profit is too small and that they will raise the price of the Star."

Continuing, Mr. Gipe said: "There is no car on the market today below the \$1000 class that embodies in its every part so many good features and such an excellent class of workmanship as this car. With Timken bearings throughout and a rear end that is made by the same company and of the same material as the rear end of the Lincoln; and a motor that is only found in much higher priced cars, the purchaser of a Star is getting far more for his money than he would in the purchase of any \$1000 or \$1200 car."

Mr. Gipe is just in receipt of the first Star coupe that has been seen in this section.

Its low top, streamline hood and cowled and crowned fenders express its efficiency. There is one broad comfortable seat inside for two passengers and behind it a deep compartment for suitcases, sample kits apparatus or other business equipment. Another compartment in the rear of the body has equal carrying capacity. Upholstery is wool broadcloth, very neat and durable. Doors are broad and sturdily hung on three hinges with double latches and anti-rattlers. Side windows can be adjusted to any height.

### ROYAL NEIGHBORS

The Royal Neighbors' last card party of a series of six was concluded Tuesday evening at the home of Mr. and Mrs. Robert Shriner, North Cota avenue. Ladies' grand prize was awarded Mrs. Harry McManus and gentlemen's grand prize went to W. C. Von Hagen.

Mr. and Mrs. Geo. Rice of Amapolu avenue have leased their home and moved to Los Angeles.

### HAS FAITH IN TORRANCE

Mr. Stephen Clare Brown and family of Hollywood were recent visitors in Torrance, with the intention of purchasing property both for oil production and residential purposes. He recently purchased five acres near the Redondo boulevard, which is now leased and a derrick being erected. Mr. Brown is interested in several fine producing oil wells on Signal Hill, Long Beach, and is much impressed with Torrance and vicinity, and the bright prospects before it. He is considering the erection of a home here if a suitable location is found. His brother, a capitalist in the east, is expected here shortly and they are anxious to have him look over Torrance and vicinity for investments, as he considers this a good field for capital and a coming place. Mr. Brown has also purchased property on Plaza del Amo street, as he believes the ridge at the rear of this street has every indication of there being a lane of oil that will equal in production that of Signal Hill.

## We Are Now Ready

### To Sell Lots In CRESCENT HEIGHTS SUBDIVISION

THESE LOTS WILL BE SOLD ON SUCH EASY TERMS THAT YOU CANNOT AFFORD TO PASS UP THE BEST OPPORTUNITY THAT WILL BE OFFERED.

### See Agents

Mr. Wilson With Neill Realty Co. Gilbert & Hanson At State Exchange Bank

## THE MORE YOU INVESTIGATE The more certain you are to become an owner of the STAR AUTOMOBILE

You will please note units used are only found in cars selling for \$1000 and up, which bears out our contention that no automobile sold for under \$1000 is considered competition.

- Carburetor.** Willys-Knight, Pilot and Durant.
- Starting and Lighting, Ignition** National, Premier, Willys-Knight, Chandler, Chalmers and Durant.
- Warner Clutch, Single Plate** as used in Star, Stutz and Winton, Elcar 6-60.
- Single Plate Clutch** of any kind Mitchell, Moon, Nash, National, Oldsmobile, Premier, R. & V. Knight, Rickenbacker, Roamer, Standard, Stephens, Studebaker, Stutz, Velie, Westcott, Auburn, Chandler, Cleveland, Columbia, Davis, Dusenburg, Durant, Franklin, Gardner, King 8, Liberty.
- Transmission---Warner** Moon, Paige, Rickenbacker, Winton, Auburn, Davis, Durant, Elcar 6-60, Flint, Jewett, Kissel.
- Universals---Spicer** Marmon, Mercer, Moon, Oldsmobile, Packard, Peerless, Pierce Arrow, Premier, Studebaker, Cadillac, Cole, Columbia, Durant, Elcar 6-60, Essex, Franklin, Hudson Super 6, Jordan, King, Kissel Liberty, Lincoln.
- Rear Axle** McFarlan, Moon, Paige, Peerless, Roamer, Standard, Stephens, Westcott, Winton, Cadillac, Davis, Durant, Holmes, Jewett, Jordan, Kissel, Liberty, Lincoln.

I wish to call your attention to the fact that our units are only found in cars of high class. NOTE THAT FORD MUST BUY OUR AXLES AND BEARINGS TO KEEP UP THE CLASS OF THE LINCOLN.

## Gipe's Auto Repair

Opposite Consolidated Lumber Co.

Torrance, Cal.